

COMMISSIONERS APPROVAL

ROKOSCH *JEH*

GRANDSTAFF *CG*

THOMPSON *AT*

CHILCOTT *GC*

DRISCOLL *KD*

PLETTENBERG (Clerk & Recorder)

Date.....November 13, 2007

Members Present..... Commissioner Carlotta Grandstaff,
Commissioner Alan Thompson, Commissioner Greg Chilcott and Commissioner
Kathleen Driscoll

Minutes: Glenda Wiles

The Board met for various administrative matters as follows:

- DUI Task Force Coordinator Glenda Wiles presented a quarterly update on the activities of the Ravalli County DUI Task Force
- Glenda presented Employee Action Forms for DUI Task Force (IDEP) and Safe Kids Safe Communities for signature
- Discussion and decision on Declaration of Drought Status for Ravalli County – Tony Collar, Chairman of the Ravalli County Committee Farm Service Agency of the USDA Service Center presented a letter requesting the Commissioners prepare a Declaration of Drought Status to the Governor. **Commissioner Thompson made a motion to write this letter of support with prior review by Civil Counsel to make sure no levy of 2 mills would occur based on the letter of support. Commissioner Chilcott seconded the motion and all voted “aye”.**
- The membership of the Rocky Mountain Lab Community Liaison Group and Safety Committee were discussed. Commissioner Grandstaff will address the liaison membership which will include the Environmental Health Director at tomorrow’s Health Board meeting. **Commissioner Chilcott made a motion to table this discussion and decision until Thursday, November 14th at 11:30 a.m. Commissioner Thompson seconded the motion and all voted “aye”.**
- Request from Whitesitt Funeral Home for indigent burial for Paul Timothy Nordahl who died on September 12, 2007. Glenda will contact Whitesitt Funeral Home for more information as the wife is supposedly living in Victor and working in Missoula.
- Glenda advised the Commissioners she is still waiting for the Road Supervisor to make comment on the request for a reduced speed limit in Bonanza Lands in the

Hamilton area and Luby Lane in Florence. The Board advised Glenda to contact the Road Supervisor again asking for that information so the issues could be addressed.

Minutes: Beth Perkins

In other business the Board met for a public meeting on Charlos Townsite Block 22, Lot 7-A1 Minor Subdivision. Present were Planner Randy Fifrick, Planner John Lavey, PCI Representative Chris Taggart, Todd Townsend, PCI Duncan Jones.

Commissioner Grandstaff called the meeting to order and requested any conflicts of interest, hearing none. She then requested the Planning Staff Report.

Randy presented the Planning Staff Report as follows:

**CHARLOS TOWNSITE, BLOCK 22, LOT 7A-1, AP (Double T Properties)
TWO-LOT FIRST MINOR SUBDIVISION**

STAFF REPORT FOR BOARD OF COUNTY COMMISSIONERS

CASE PLANNER: Randy Fifrick

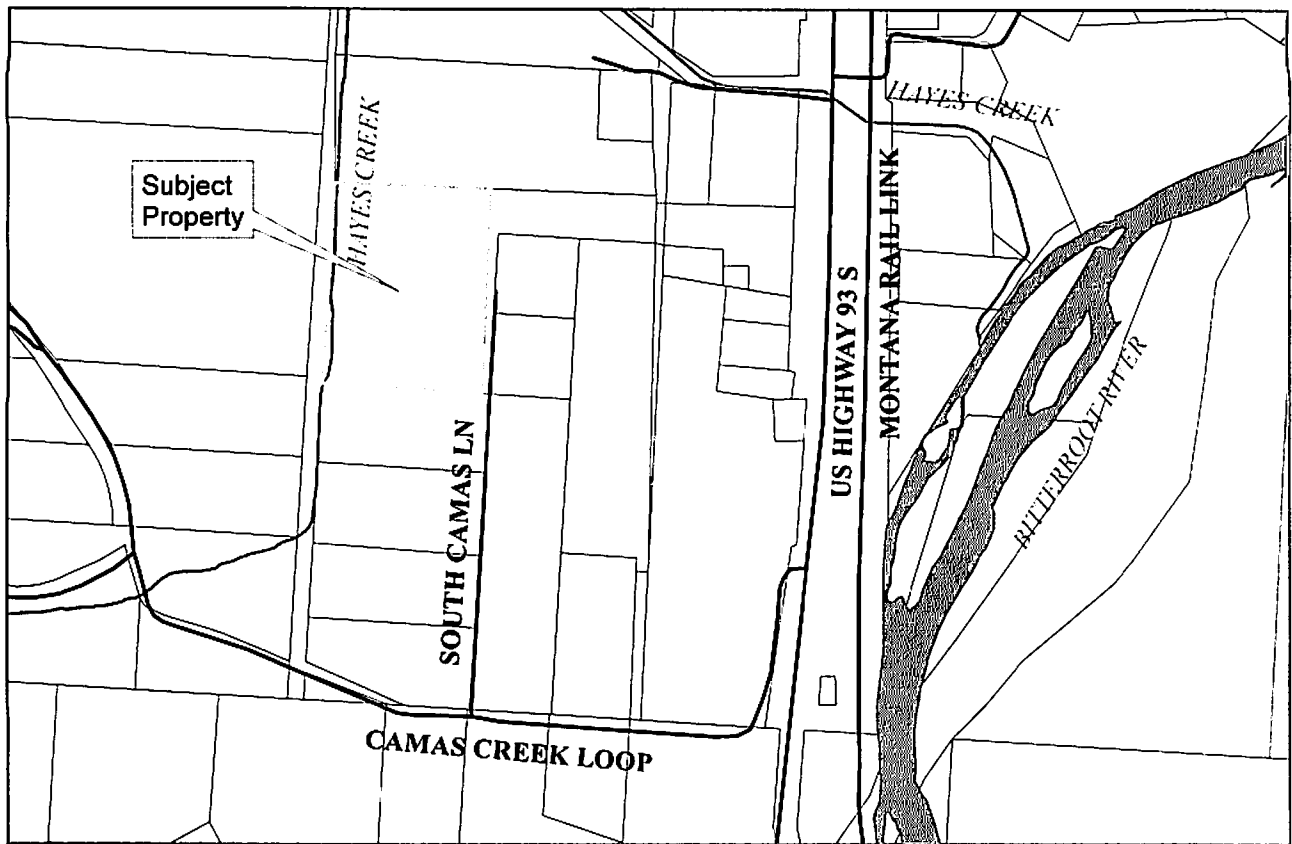
**REVIEWED/
APPROVED BY:** John Lavey

PUBLIC MEETINGS: BCC Public Meeting: 9:00 a.m. November 13, 2007
Deadline for BCC action (35 working days): November 30, 2007

SUBDIVIDER: Double T Properties
1852 South Camas Lane
Hamilton, MT 59840

REPRESENTATIVE: Professional Consultants, Inc.
1713 N. 1st Street
Hamilton, MT 59840

LOCATION OF REQUEST: The property is located south of Hamilton off Camas Creek Loop. (See Map 1)



Map 1: Location Map
(Source Data: Ravalli County GIS Department)

**LEGAL DESCRIPTION
OF PROPERTY:**

A portion of the SE ¼ of Section 3, T4N, R21W,
P.M.M., Ravalli County, Montana.

**APPLICATION
INFORMATION:**

The subdivision application was determined complete on October 10, 2007. Agencies were notified of the subdivision and comments received by the Planning Department not included in the application packet are Exhibits A-1 through A-7 of the staff report. **This subdivision is being reviewed under the subdivision regulations amended May 24, 2007.**

LEGAL NOTIFICATION:

Notice of the project was posted on the property and adjacent property owners were notified by regular mail dated October 29, 2007. No public comments have been received to date.

**DEVELOPMENT
PATTERN:**

Subject property: Residential

North:	Agricultural Residential
South:	Residential
East:	Residential & Commercial
West:	Agricultural

INTRODUCTION

The Charlos Townsite, Block 22, Lot 7A-1, AP minor subdivision is a two-lot subdivision of 11.98 acres located south of Hamilton. The proposed development is located in an area of mixed residential, agricultural, and commercial uses. All lots are proposed for residential uses. The area is currently developed at a low to medium density with lot sizes consistent with the proposal.

There is an existing single-family residence located on Lot 7A-1B being served by an existing well and septic. Lot 7A-1A has an existing out building (private shop/garage) being served by the same well and septic. The proposal is to allow Lot 7A-1B to retain the well and create a new elevated sand mound drainfield. Lot 7A-1A will retain the drainfield and relocate it 10-feet north of the driveway for Lot 7A-1A and create a new well. In order to build a new residential house on Lot 7A-1A the applicant's agent has agreed to submit a waste water exception application so the workshop can continue to have wastewater facilities. (Exhibit A-6)

Ravalli County Subdivision Regulations Section 5-4-5(b) (1) allows roads serving two unit subdivisions to be exempt from paving requirements for the first division. The applicant is proposing to construct a 22-foot wide gravel road for the benefit of Lot 7A-1A.

Staff recommends conditional approval of the subdivision proposal.

RAVALLI COUNTY BOARD OF COUNTY COMMISSIONERS

NOVEMBER 13, 2007

CHARLOS TOWNSITE, BLOCK 22, LOT 7A-1, AP TWO-LOT FIRST MINOR SUBDIVISION

RECOMMENDED MOTION

That the Charlos Townsite, Block 22, Lot 7A-1, AP Minor Subdivision be ***approved***, based on the findings of fact and conclusions of law in the staff report and subject to the conditions in the staff report.

RECOMMENDED MITIGATING CONDITIONS OF APPROVAL FOR THE SUBDIVISION

1. A document entitled "Notifications to Future Property Owners" that includes the following notifications and the attachments listed below shall be included in the submittal of the final plat to the Planning Department and filed with the final plat:

Notification of Proximity to Agricultural Operations. This subdivision is located near existing agricultural activities. Some may find activities associated with normal agricultural activities objectionable and dangerous. *(Effects on Agriculture)*

Notification of Water Rights. Residents within this subdivision have irrigation rights from the Charlos Heights Irrigation District. *(Effects on Agricultural Water User Facilities)*

Notification of Road Maintenance Agreement. The internal subdivision road, South Camas Lane, is not maintained by Ravalli County, the State of Montana, or any other governmental entity. Neither the County nor the State assumes any liability for lacking or improper maintenance. A Road Maintenance Agreement for this road was filed with this subdivision and outlines which parties are responsible for maintenance and under what conditions. *(Effects on Local Services)*

Notification of Irrigation Facilities and Easements. Within this subdivision there are irrigation easements, as shown on the final plat. All downstream water-right holders have the right to maintain and repair their irrigation facilities whenever necessary to keep them in good condition. The filed subdivision plat shows the irrigation easements on the property. The downstream water right holders have the right to use the easements to maintain the ditches. *(Effects on Agricultural Water User Facilities)*

Notification of "Very Limited" Soils. Within this subdivision there are areas of the property identified by the Natural Resources Conservation Service (NRCS) as potentially having soils rated as "very limited" for road construction and building sites. The approximate locations of these areas can be found on a reduced copy of the final plat. Descriptions of the severe soils in question are included as exhibits to this document [the subdivider shall include the exhibits as attachments]. *(Effects on Public Health & Safety)*

Notification of No-Build/Alteration Zone. Within this subdivision there is a no-build/alteration zone located on Lots 7A-1A and Lots 7A-1B, as shown on the plat, to restrict building in areas close to Hayes Creek and the associated riparian vegetation. No new structure, with the exception of fences, may be constructed in this area. No new utilities may be constructed in this area. No fill may be placed in this area and the vegetation shall be retained in its natural condition. Roads, trails, and utility crossings through this area are not permitted. *(Effects on Natural Environment, Wildlife & Wildlife Habitat, and Public Health & Safety)*

Notification of Proximity to Hayes Creek. This subdivision is located in close proximity to Hayes Creek. There is an inherent hazard associated with creeks, due to potential soil erosion, flooding and movement of the stream

channel. It is recommended that homeowners obtain floodplain insurance.
(*Effects on the Natural Environment and Public Health & Safety*)

2. Protective covenants for this subdivision shall be submitted with the final plat that include the following provisions:

Waiver of Protest to Creation of RSID/SID. Owners and their successors-in-interest waive all rights in perpetuity to protest the creation of a city/rural improvement district for any purpose allowed by law, including, but not limited to, a community water system, a community wastewater treatment system, and improving and/or maintaining the roads that access the subdivision, including related right-of-way, drainage structures, and traffic control signs.
(*Effects on Local Services*)

Living with Wildlife. Homeowners must accept the responsibility of living with wildlife, must accept responsibility for protecting their vegetation from damage, and must confine their pets and properly store garbage, pet food, and other potential attractants. Homeowners must be aware of potential problems associated with the presence of wildlife such as deer, coyote, fox, raccoon and skunk, as well as occasional black bear and mountain lion, could be expected in this area. Please contact the Montana Fish, Wildlife and Parks office in Missoula (3201 Spurgin Road, Missoula, MT 59804) for brochures that can help homeowners "live with wildlife." Alternatively, see the Education portion of FWP's web site at www.fwp.mt.gov. (*Effects on Agriculture and Wildlife & Wildlife Habitat*)

The following covenants are designed to help minimize problems that homeowners could have with wildlife, as well as helping homeowners protect themselves, their property and the wildlife that Montanans value.

- a. Homeowners must be aware of the potential for **vegetation damage by wildlife**, particularly from elk and deer feeding on green lawns, gardens, flowers, ornamental shrubs and trees in this subdivision. Homeowners must be prepared to take the responsibility to plant non-palatable vegetation or protect their vegetation (fencing, netting, repellents) in order to avoid problems. Also, consider landscaping with native vegetation that is less likely to suffer extensive feeding damage by deer.
- b. **Gardens, fruit trees** or orchards can attract wildlife such as bear and deer. Keep produce and fruit picked and off the ground, because ripe or rotting fruit or organic material can attract bears, skunks and other wildlife. To help keep wildlife such as deer out of gardens, fences should be 8 feet or taller. The top rail should be made of something other than wire to prevent wildlife from entanglement. Netting over gardens can help deter birds from eating berries. To keep wildlife such as bears out of gardens and/or away from fruit trees, use properly constructed electric fences and maintain these constantly. (Contact FWP for information on "all-species

electric fencing” designed to exclude wildlife from gardens and/or home areas.)

- c. **Garbage** should be stored in secure animal-resistant containers or indoors to avoid attracting animals such as bears, raccoons, and other wildlife. If stored indoors, do not set garbage cans out until the morning of garbage pickup and bring them in no later than that evening.
- d. **Do not feed wildlife** or offer supplements (such as salt blocks), attractants, or bait for deer or other wildlife. Feeding wildlife results in unnatural concentrations of animals that could lead to overuse of vegetation and disease transmission. Such actions unnecessarily accustom wild animals to humans, which can be dangerous for both. It is against state law (MCA 87-3-130) to purposely or knowingly attract bears with supplemental food attractants (any food, garbage, or other attractant for game animals) or to provide supplemental feed attractants in a manner that results in “an artificial concentration of game animals that may potentially contribute to the transmission of disease or that constitutes a threat to public safety.” Also, homeowners must be aware that deer might occasionally attract mountain lions to the area.
- e. **Birdseed in bird feeders** attracts bears. If used, bird feeders must: 1) be suspended a minimum of 20 feet above ground level, 2) be at least 4 feet from any support poles or points, and 3) should be designed with a catch plate located below the feeder and fixed such that it collects the seed knocked off the feeder by feeding birds.
- f. **Pets** must be confined to the house, in a fenced yard, or in an outdoor kennel area when not under the direct control of the owner, and not be allowed to roam as they can chase and kill big game and small birds and mammals. Keeping pets confined also helps protect them from predatory wildlife. Under current state law it is illegal for dogs to chase hooved game animals and the owner may also be held guilty (MCA 87-3-124).
- g. **Pet food and/or livestock feed** should be stored indoors, in closed sheds or in animal-resistant containers in order to avoid attracting wildlife such as bears, mountain lions, skunks, raccoons, and other wildlife. **When feeding pets or livestock** do not leave food out overnight. Consider feeding pets indoors so that wild animals such as bear, skunk or magpie do not learn to associate food with your home.
- h. **Barbecue grills** should be stored indoors. Keep all portions of the barbecues clean. Food spills and smells on and near the grill can attract bears and other wildlife.
- i. Consider **boundary fencing** that is no higher than 3-1/2 feet (at the top rail or wire) and no lower than 18 inches (at the bottom rail or wire) in

order to facilitate wildlife movement and help avoid animals such as deer and elk becoming entangled in the fence or injuring themselves when trying to jump the fence. We encourage the use of split rail fences.

- j. **Compost piles** can attract skunks and bears. If used they should be kept indoors or built to be wildlife-resistant. Compost piles should be limited to grass, leaves, and garden clippings, and piles should be turned regularly. Adding lime can reduce smells and help decomposition. Do not add food scraps.
- k. Purchasers of lots within this subdivision must recognize that this subdivision is near the Bitterroot River where **lawful waterfowl hunting** and the associated discharge of shotguns could occur from early morning until sunset, and the season can run from September into January.
- l. **Apiaries (bee hives)** could attract bears in this area. (If used, consult Montana Fish, Wildlife & Parks or the U.S. Fish & Wildlife Service for help in planning and constructing an apiary system that will help deter bears.)

Lighting for New Construction. To promote public health and safety, reduce energy consumption, and reduce impacts to nocturnal wildlife, full cut-off lighting is recommended for any new construction within this subdivision. A full cut-off fixture means a fixture, as installed, that is designed or shielded in such a manner that all light rays emitted by the fixture, either directly from the lamps or indirectly from the fixture, are projected below a horizontal plane through the lowest point on the fixture where light is emitted. The source of light should be fully shielded on the top and sides, so as not to emit light upwards or sideways, but only allowing light to shine down towards the subject that is to be lighted. For more information, visit www.darksky.org. (*Effects on Natural Environment, Wildlife and Wildlife Habitat, and Public Health & Safety*)

Radon Exposure. The owner understands and accepts the potential health risk from radon concentrations, which are presently undetermined at this location. Unacceptable levels of radon can be reduced through building design and abatement techniques incorporated into structures. Property owners are encouraged to have their homes tested for radon. Contact the Ravalli County Environmental Health Department for further information. (*Effects on Public Health & Safety*)

Control of Noxious Weeds. A noxious weed evaluation form has been filed in conjunction with this subdivision. Lot owners shall control the growth of noxious weeds on their respective lot(s). Contact the Ravalli County Weed District for further information. (*Effects on Natural Environment*)

Required Posting of County-Issued Addresses for Lots within this Subdivision. The Hamilton Rural Fire District has adopted the Fire Protection

Standards, which require lot owners to post County-issued addresses at the intersection of the driveway leading to each residence and the road providing access to the lot as soon as construction on the residence begins. *(Effects on Local Services and Public Health & Safety)*

Access Requirements for Lots within this Subdivision. The Hamilton Rural Fire District has adopted the Fire Protection Standards. All accesses, including driveways to residences over 150' in length, must have a minimum unobstructed travel surface width of 22', a vertical clearance of 13'6" and an all-weather surface that can accommodate the weight of a fire truck. Please contact the Hamilton Rural Fire District for further information. *(Effects on Local Services and Public Health & Safety)*

Building Standards. The Hamilton Rural Fire District recommends that houses within this subdivision be built to International Residential Building Code (IRBC) building standards. Further, the Hamilton Rural Fire District requests that any commercial buildings be constructed to meet state building code requirements. For more information, contact the Hamilton Rural Fire District at PO Box 1994, Hamilton, MT 59840. *(Effects on Local Services and Public Health & Safety)*

Wood Stoves. The County recommends that home owners install EPA-certified wood stoves to reduce air pollution. More information is available at <http://www.epa.gov/woodstoves/index.html>. The State of Montana offers an Alternative Energy Systems Credit for the cost of purchasing and installing a low emission wood or biomass combustion device such as a pellet or wood stove. *(Effects on Natural Environment)*

Amendment. Written governing body approval shall be required for amendments to provisions of the covenants that were required to be included as a condition of subdivision approval. *(Effects on all six criteria)*

3. The subdividers shall include an RSID/SID waiver in a notarized document filed with subdivision plat that states the following: Owners and their successors-in-interest waive all rights in perpetuity to protest the creation of a city/rural improvement district for any purpose allowed by law, including, but not limited to a community water system, a community wastewater treatment system, and improving and/or maintaining the roads that access the subdivision including related right-of-way, drainage structures, and traffic control signs. *(Effects on Local Services)*
4. The subdivider shall provide evidence with the final plat submittal that they have applied for County-issued addresses for each lot within this subdivision. *(Effects on Local Services and Public Health & Safety)*

5. Prior to final plat approval, the subdividers shall provide a letter from the Hamilton Rural Fire District stating that the subdividers have provided the required 1,000 gallon-per-minute water supply or 2,500 gallon-per-lot water storage for fire protection for each lot within this subdivision. Alternatively, the subdividers may provide evidence that a \$500-per-lot contribution has been made to the Hamilton Rural Fire District with the final plat submittal in lieu of the required water supply or water storage for fire protection. *(Effects on Local Services and Public Health & Safety)*
6. The following statement shall be shown on the final plat: "The Hamilton Rural Fire District has adopted the Fire Protection Standards. All accesses, including driveways to residences over 150' in length, must have a minimum unobstructed travel surface width of 22', a vertical clearance of 13'6" and an all-weather surface that can accommodate the weight of a fire truck. Please contact the Hamilton Rural Fire District for further information". *(Effects on Local Services and Public Health & Safety)*
7. The subdivider shall submit a letter or receipt from the Darby School District stating that they have received an (amount) per-lot contribution prior to final plat approval. *(Effects on Local Services)*
8. The subdivider shall submit an (amount)-per-lot contribution to the Ravalli County Treasurer's Office to be deposited into account for the Sheriff's Office and provide the receipt prior to final plat approval. *(Effects on Local Services and Public Health and Safety)*
9. The subdividers shall file a master irrigation plan with the final plat that meets the requirements of Section 3-1-5(a) (xxxv) of the Ravalli County Subdivision Regulations and conforms to the irrigation plan presented in the preliminary plat application. An irrigation delivery system that conforms to the master irrigation plan shall be installed prior to final plat approval. In addition to the required provisions in Section 3-1-5(a) (xxxv), the applicant shall provide a detailed description of the existing water rights and contact information for the Charlos Heights Irrigation District. *(Effects on Agricultural Water User Facilities)*
10. The subdivider shall provide for a 10-foot-wide irrigation easement traversing the southern portion of Lot 7A-1B on the final plat. *(Effects on Agricultural Water User Facilities)*
11. The internal subdivision road shall be labeled as a "60-foot wide public road and utility easement" on the final plat. *(Effects on Local Services)*
12. The Road Maintenance Agreement for the internal subdivision road(s) shall state that other parcels that may have beneficial use of the internal subdivision road(s) shall be allowed to join as members of the agreement without the consent of the current members. *(Effects on Local Services)*

13. Lots 5A-1, 6A, and 9 of Charlos Townsite, Block 22, which are owned by the applicant, shall be party to the road maintenance agreement for South Camas Lane. (*Section 3-2-8(b)(v), RCSR, Impacts on Local Services*)
14. The barrow pit located on Lot 7A-1A shall be fenced as shown on the preliminary plat prior to final plat approval. (*Effects on Public Health and Safety*)
15. The following statement shall be shown on the final plat: "If any archaeological, historic, or paleontological sites are discovered during road, utility, or building construction, all work will cease and the State Historic Preservation Office shall be contacted to determine if the find constitutes a cultural resource and if any mitigation or curation is appropriate". (*Effects on the Natural Environment*)

FINAL PLAT REQUIREMENTS (RAVALLI COUNTY SUBDIVISION REGULATIONS)

The following items shall be included in the final plat submittal, as required by the Ravalli County Subdivision Regulations, Section 3-4-4(a) et seq.

1. A statement from the project surveyor or engineer prior to final plat approval outlining how each final plat requirement or condition of approval has been satisfied.
2. One paper and two mylar 18" x 24" or larger copies of the final plat, completed in accordance with the Uniform Standards for Final Subdivisions Plats (ARM 8.94.3003). (One paper copy may be submitted for the first proofing.) The final plat shall conform to the preliminary plat decision. The features listed in RCSR Section 3-4-4(a) (ii) are required on the Final Plat. Following are specific features related to this subdivision:
 - a) Existing and proposed utility easements, as shown on the preliminary plat, shall be shown on the final plat. (*see also, Prerequisite to Approval A*)
 - b) The easement for South Camas Lane shall be labeled as a 60-foot wide public road and utility easement on the final plat, as recorded in Document #590980 or in an updated easement document recorded and submitted with the final plat. (*see also, Condition 11*)
 - c) The 20-foot wide irrigation easement shall be shown on the final plat, as shown on the preliminary plat.
 - d) The existing irrigation pipe shall be shown on the final plat, as shown on the preliminary plat.
3. The original copy of the preliminary plat decision shall be submitted with the final plat submittal.
4. Any variance decisions shall be submitted with the final plat submittal. (Staff Note: None have been requested at this time)

5. Copies of extensions of the preliminary plat approval period shall be submitted with the final plat submittal.
6. The final plat review fee shall be submitted with the final plat submittal.
7. Consent to Plat form, including notarized signatures of all owners of interest, if the developer is not the underlying title holder, shall be submitted with the final plat submittal.
8. A Title Report or updated Abstract dated no less than one (1) year prior to the date of submittal shall be submitted with the final plat submittal.
9. The DEQ Certificate of Subdivision Approval or RCEH approval shall be submitted with the final plat submittal.
10. Copy of the General Discharge Permit for Stormwater Associated with Construction Activity from the DEQ shall be submitted with the final plat submittal.
11. The approved Ground Disturbance and Noxious Weed Management Plan for the control of noxious weeds and the re-vegetation of all soils disturbed within the subdivision shall be submitted with the final plat submittal.
12. Final Road Plans and Grading and Storm Water Drainage Plan shall be submitted with the final plat submittal.
13. Utility availability certification(s) shall be submitted with the final plat submittal.
14. A road maintenance agreement, signed and notarized, shall be submitted with the final plat submittal for South Camas Lane.
15. The applicant shall submit a master irrigation plan with the final plat application that is signed and notarized.
16. Protective covenants to be filed with the final plat that are signed and notarized shall be submitted with the final plat submittal.
17. Copies of permits issued by the Bitterroot Conservation District or the US Army Corps of Engineers when construction occurs on environmentally sensitive features shall be submitted with the final plat submittal.
18. A copy of the letter sent to the Darby School District stating the applicant has made or is not willing to make a voluntary contribution to the school district to mitigate impacts of the subdivision on the school district that are not related to capital facilities; shall be submitted with the final plat submittal.

19. Evidence that improvements have been made in accordance with the conditions of approval and requirements of final plat approval and certified by the subdivider, Professional Engineer, or contractor, as may be appropriate and required. A Professional Engineer's certification shall be required in any instance where engineered plans are required for the improvement. Alternatively, an improvements agreement and guaranty shall be required. (Refer to Section 3-4-2). The following improvements are proposed with this proposal:
- The applicant shall improve South Camas Lane to meet County standards (addressed above).
 - A stop sign shall be installed at the intersection of South Camas Lane and Camas Creek Loop.
 - A road name sign shall be installed for South Camas Lane.
20. The applicant shall provide evidence that the pro rata share of the cost to improve the portion of Camas Creek Loop leading to the subdivision has been paid prior to final plat approval. (Section 5-4-5(d), RCSR)
21. Prior to final plat approval, the subdivider shall submit a copy of the recorded 60-foot wide public road and utility easement for the entire length of South Camas Lane leading to the subdivision (Document #590980 or an updated easement document) (Sections 5-4-5(a) and (e), and Prerequisites to Approval B)

SUBDIVISION REPORT

COMPLIANCE WITH PREREQUISITES TO APPROVAL

Section 3-2-8(a) of the RCSR states that the BCC shall not approve or conditionally approve a subdivision application and preliminary plat unless it establishes by credible evidence that the proposed subdivision meets the following requirements:

A. Provides easements for the location and installation of any planned utilities.

Findings of Fact

1. Existing utility easements are located along South Camas Lane. (Application)
2. Existing and proposed utility easements are required to be shown on the final plat. (Final Plat Requirement 2)

Conclusion of Law

The proposed subdivision application provides for utility easements.

B. Provides legal and physical access to each parcel within the subdivision and the notation of that access is included on the applicable plat and in any instrument transferring the parcel.

Findings of Fact

1. The subject property is accessed by Camas Creek Loop and South Camas Lane. (Application)
2. Camas Creek Loop is listed as a County-maintained road. (Exhibit A of RCSR)
3. South Camas Lane is a privately-maintained road. A 60-foot wide public access and utility easement agreement has been filed for South Camas Lane. (Application and Document # 590980)
4. The applicant is proposing to improve South Camas Lane to meet County standards for a two-lot first minor subdivision. The Ravalli County Road and Bridge Department has issued preliminary approval of the road plans. (Application)
5. Roads serving two-unit subdivision are exempt from paving requirements for the first division. (RCSR 5-4-5(b)(1))
6. The applicant is proposing to build a 22-foot wide gravel road for the benefit of Lot 7A-1A to access their property. (Application)
7. *To ensure legal and physical access to the subdivision via Camas Creek Loop and South Camas Lane, the following requirements shall be met:*
 - *The applicant is required to pay the pro rata share of the cost to improve the portion of Camas Creek Loop leading to the subdivision prior to final plat approval. (Final Plat Requirement 20)*
 - *Prior to final plat approval, the subdivider shall submit a copy of the recorded 60-foot wide public road and utility easement for the entire length of South Camas Lane leading to the subdivision (Document #590980 or an updated easement document) (Final Plat Requirement 21 and Prerequisite to Approval B)*
 - *The easement for South Camas Lane shall be labeled as a 60-foot wide public road and utility easement on the final plat. (Condition 11)*
 - *Final approval from the Ravalli County Road and Bridge Department that South Camas Lane was constructed to meet County standards. This packet shall include final road plans and grading and storm water drainage plans, a road certification for South Camas Lane, and a final letter of approval from the Ravalli County Road and Bridge Department. (Final Plat Requirements 1, 12, and 19)*

Conclusion of Law

Legal and physical access is provided on Camas Creek Loop and South Camas Lane.

C. Assures that all required public or private improvements will be installed before final plat approval, or that their installation after final plat approval will be guaranteed as provided by Section [3-4-2] of these regulations.

Findings of Fact

The applicant is required to submit evidence that the following improvements have been made in accordance with the conditions of approval and requirements of final plat approval and certified by the subdivider prior to final plat approval (Final Plat Requirements 1, 12, and 19).

- *The portion of South Camas Lane leading to the subdivision shall meet County standards for a two-lot first minor subdivision*
- *A stop sign shall be installed at the intersection of South Camas Lane and Camas Creek Loop*
- *A road name sign shall be installed for South Camas Lane*
- *A safety fence shall be installed around the portion of the existing borrow pit on Lot 7A-1A. (Condition 14)*

Conclusion of Law

The final plat requirements or an improvements agreement and guaranty will ensure that all improvements are installed.

- D. Assures that the requirements of 76-3-504(1)(j), MCA, regarding the disclosure and disposition of water rights as set forth in Chapter 5 have been considered and will be accomplished before the final plat is submitted.**

Findings of Fact

1. The property has water rights through the Charlos Heights Irrigation District. (Application)
2. The two proposed lots are currently being irrigated by a privately installed irrigation pipe. (Application)
3. The applicant had a phone conversation with Leonard Lindquist of Charlos Heights Irrigation District on October 24, 2006, in which he said all existing irrigation pipelines serving this subdivision are private. (Application)
4. The Charlos Heights Irrigation District holds the water rights and property owners pay for the irrigation water via an annual assessment. (Application)
5. Per a phone conversation on September 25, 2007, with Leonard Lindquist of Charlos Heights Irrigation District, Leonard said he had no objection to the proposed irrigation plan. (Exhibit A-5)
6. *To ensure that the provisions in 76-3-504(1) (j), MCA are met, the applicant shall submit a master irrigation plan with the final plat application that is signed and notarized. In addition to the required provisions in Section 3-1-5(a) (xxxv), the applicant shall also provide a detailed description of the existing water rights and contact information for the Charlos Heights Irrigation District. (Condition 9 and Final Plat Requirement 15)*

Conclusion of Law

With the filing of an Irrigation Agreement at final plat approval, this requirement has been met.

- E. Assures that the requirements of 76-3-504(1)(k) MCA, regarding watercourse and irrigation easements as set forth in Chapter 5 have been considered and will be accomplished before the final plat is submitted.**

Findings of Fact

1. The applicant is proposing a 20-foot-wide irrigation pipeline easement traversing the western side of the proposed subdivision. (Plat)
2. The placement of structures or the planting of vegetation other than grass within the irrigation easement is prohibited. (76-3-504(1) (k) MCA).
3. *To ensure that the appropriate irrigation easements are in place and future owners are aware they cannot plant or build within the easements, the following requirements and conditions shall be met prior to final plat approval:*
 - *The 20-foot wide irrigation easement is required to be shown on the final plat, as shown on the preliminary plat. (Final Plat Requirement 2)*
 - *Condition 10 requires the subdivider to provide for a 10-foot-wide irrigation easement centered on the buried irrigation pipeline traversing the southern portion of Lot 7A-1B on the final plat.*
 - *A notification of the irrigation easements shall be included in the notifications document. (Condition 1)*
 - *Section 3-4-4(a) (ii) (V) requires that the irrigation easements be shown on the final plat.*

Conclusion of Law

With the requirements and conditions of final plat approval, this prerequisite has been met.

- F. Provides for the appropriate park dedication or cash-in-lieu, if applicable.**

Finding of Fact

Minor subdivisions in which only one additional parcel is created are exempt from parkland dedication requirements. (RCSR Section 6-1-5(b) (1))

Conclusion of Law

This requirement is not applicable.

COMPLIANCE WITH APPLICABLE REGULATIONS

Section 3-2-8(b) of the RCSR states that in approving, conditionally approving, or denying a subdivision application and preliminary plat, the BCC shall ensure the subdivision application meets Section 3-2-8(a) above, and whether the proposed subdivision complies with:

A. These regulations, including, but not limited to, the standards set forth in Chapter 5.

Findings of Fact

1. The lot layout as indicated on the preliminary plat appears to meet the design standards in Chapter 5 of the RCSR.
2. The road design has been approved by the Ravalli County consulting engineers and meets the applicable standards in the RCSR.
3. This development plan proposal has followed the necessary application procedure and has been reviewed within the procedures provided in Chapter 3 of the Ravalli County Subdivision Regulations.

Conclusions of Law

1. The preliminary plat and subdivision application meet all applicable standards required in the RCSR.
2. The procedures for the application and review of this proposed subdivision have been followed.

B. Applicable zoning regulations.

Findings of Fact

1. The subject property is under the jurisdiction of the interim zoning regulation limiting subdivisions to a density of one dwelling per two acres (recorded as Resolution 2038). The application complies with Resolution 2038.
2. The property is not within one of the voluntary zoning districts in Ravalli County. (RC GIS Data)

Conclusions of Law

This proposal appears to comply with existing zoning regulations.

C. Existing covenants and/or deed restrictions.

Finding of Fact

There are no existing covenants on the property. (RC Clerk & Recorder's Office)

Conclusion of Law

There are no covenants that apply to this property.

D. Other applicable regulations.

Findings of Fact

1. Following are regulations that may apply to this subdivision:
 - Montana Subdivision and Platting Act, Title 76, Chapter 3, MCA
 - Montana Sanitation in Subdivisions Act, Title 76, Chapter 4, MCA
 - Ravalli County Subsurface Wastewater Treatment and Disposal Regulations
 - Montana Standards for Subdivision Storm Drainage (DEQ Circular 8)

- Applicable laws and policies requiring permits related to development (U.S. Army Corps of Engineers, Bitterroot Conservation District, Ravalli County Road & Bridge Department, Montana Department of Transportation, Montana Department of Environmental Quality, etc.)
- 2. The applicants were made aware of the applicable regulations at the pre-application conference held on January 16, 2007. (Application)

Conclusion of Law

The application appears to meet all of the applicable regulations.

E. The MSPA, including but not limited to an evaluation of the impacts of the subdivision on the following criteria:

CRITERION 1: EFFECTS ON AGRICULTURE

Findings of Fact:

1. The proposed minor subdivision on 11.98 acres will result in 2 lots that range in size from 4.79 acres to 7.19 acres. The property is located approximately 8 miles south of the city of Hamilton off U.S. Highway 93 and Camas Creek Loop. (Application)
2. Parcels adjacent to the west and north of the subject property are classified for tax purposes as agricultural rural and farmstead rural. (Montana Cadastral Database created by Montana Department of Administration, Information Technology Services Division, Geographic Information Services)
3. The property is not currently being used for active agricultural purposes, although it has been used for hay production in the past. (Application)
4. There are no soils on the property that are listed as Prime Farmland Soils. There is Farmland of Statewide Importance located within the southwest corner of the property on Lot 7A-1B, covering about 10% of the lot. No new development is anticipated for this area as there is already a structure on this proposed lot. (U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS), Application).
5. The applicants submitted a Ravalli County Subdivision Noxious Weed Evaluation Form that stated ox-eyed daisy and tall buttercup were scattered on the property. The evaluation form has been approved by the Weed Board and Section 3-4-5(b) (VI) requires that a final approved plan is filed with the final plat. (Application)
6. Any person proposing a development that needs State or local approval and that results in the potential for noxious weed infestation within a weed district shall notify the weed board at least 15 days prior to activity. Consequently, 15 days prior to activities requiring a revegetation plan, such as road construction, a plan shall be submitted to the weed board for approval by the board. The subdivider has proposed a provision in the covenants that the owners of each lot control noxious weeds. (MCA 7-22-2152)
7. *Following are conditions and requirements of final plat approval that will mitigate the impacts of the subdivision on agriculture:*
 - *A notification of proximity to agricultural operations shall be included in the notifications document filed with the final plat. The protective covenants,*

also filed with the final plat, shall include a provision requiring homeowners to keep pets confined to the house, a fenced yard, or in an outdoor kennel. (Conditions 1 and 2)

- The approved Ground Disturbance and Noxious Weed Management Plan is required to be submitted prior to final plat approval. (Final Plat Requirement 11)*
- A noxious weed control provision shall be included in the protective covenants filed with the final plat for this subdivision. (Condition 2)*

Conclusions of Law:

1. With the mitigating conditions of approval and requirements of final plat approval, impacts of the subdivision on surrounding agriculture will be reduced.
2. Loss of agricultural land in this location may help to protect active agricultural land further away from existing towns by providing development similar to the surrounding density.

CRITERION 2: EFFECTS ON AGRICULTURAL WATER USER FACILITIES

Findings of Fact

1. This subdivision has water rights (1" per acre for approximately 12 acres) through the Charlos Heights Irrigation District. (Application)
2. Currently the two proposed lots are being irrigated by a privately installed irrigation pipe. (Application)
3. Per a phone conversation on October 24, 2006, with Leonard Lindquist of Charlos Heights Irrigation District, all existing irrigation pipelines serving this subdivision are private. (Application)
4. The Charlos Heights Irrigation District holds the water rights and property owners pay for the irrigation water via annual assessment. (Application)
5. The irrigation rights will be divided equally between the two lots. (Application)
6. Per phone conversation on September 25, 2007, with Leonard Lindquist of Charlos Heights Irrigation District, Leonard said he had no object to the proposed irrigation plan. (Exhibit A-5)
7. *Following are conditions and requirements of final plat approval that will mitigate the impacts of the subdivision on agricultural water user facilities:*
 - a. The notifications document filed with the final plat shall include a statement clarifying irrigation rights for the subdivision. (Condition 1)*
 - The notifications document filed with the final plat shall include a notification of the irrigation facilities and easement on Lots 7A-1A and 7A-1B. (Condition 1)*
 - The applicant shall submit a master irrigation plan with the final plat application. In addition to the required provisions in Section 3-1-5(a) (xxxv), the applicant shall provide a detailed description of the existing water rights and contact information for the Charlos Heights Irrigation District. (Condition 9 and Final Plat Requirement 15)*

- *The 20-foot wide irrigation easement along the west property boundary shall be shown on the final plat, as proposed on the preliminary plat. (Final Plat Requirement 2)*
- *The subdivider shall provide a 10-foot-wide irrigation easement traversing the southern portion of Lot 7A-1B on the final plat. (Condition 10)*

Conclusion of Law

With the conditions and requirements of final plat approval impacts to agricultural water user facilities will be reduced.

CRITERION 3: EFFECTS ON LOCAL SERVICES

Findings of Fact:

Fire Department

1. *The subdivision is located within the Hamilton Rural Fire District. (Application)*
2. *The Hamilton Rural Fire District has adopted the Fire Protection Standards, which address access, posting of addresses, and water supply requirements. The Fire District also recommends that houses within this subdivision be built to International Residential Building Code (IRBC) building standards. (Exhibit A-3)*
3. *The following conditions will mitigate impacts of the subdivision on the Fire District:*
 - *Provisions in the covenants requiring that addresses are posted as soon as construction begins and that all driveways over 150 feet meet the standards of the Fire District. (Condition 2)*
 - *The covenants shall include a recommendation from the Hamilton Rural Fire District stating that houses within this subdivision are built to International Residential Building Code (IRBC) building standards. Further, the Hamilton Rural Fire District requests that any commercial buildings be constructed to meet state building code requirements. For more information, contact the Hamilton Rural Fire District at PO Box 1994, Hamilton, MT 59840. (Condition 2)*
 - *The subdivider shall provide evidence with the final plat submittal that they have applied for County-issued addresses for each lot within this subdivision. (Condition 4)*
 - *Prior to final plat approval, the subdividers shall provide a letter from the Hamilton Rural Fire District stating that the subdividers have provided the required 1,000 gallon-per-minute water supply or 2,500 gallon-per-lot water storage for fire protection for each lot within this subdivision. Alternatively, the subdividers may provide evidence that a \$500-per-lot contribution has been made to the Hamilton Rural Fire District with the final plat submittal in lieu of the required water supply or water storage for fire protection. (Condition 5)*
 - *The following statement shall be shown on the final plat: "The Hamilton Rural Fire District has adopted Fire Protection Standards. All accesses, including driveways to residences over 150' in length, must have a minimum unobstructed travel surface width of 22', a vertical clearance of*

13'6" and an all-weather surface that can accommodate the weight of a fire truck. Please contact the Hamilton Rural Fire District for further information". (Condition 6)

School District

4. With this subdivision, it is estimated that approximately 0.5 school-aged children will be added to the Darby School District, assuming an average of 0.5 children per household (Census 2000).
5. The applicant is proposing to contribute \$250 per lot for each lot in the subdivision to the Darby School District prior to final plat approval. (Exhibit A-7)
6. Notification letters were sent to the Darby School District requesting comments on August 15, 2007 and October 29, 2007, but no comments have been received from the School District. (Subdivision File)
7. *To mitigate impacts on the School District, the applicant shall submit a letter or receipt from the Darby School District stating that they have received an (amount) per-lot contribution prior to final plat approval. (Condition 7) (Staff Note: Since the applicants and the School District did not agree on an amount, the applicants' proposal is not based on any facts. Staff recommends that the BCC negotiate an amount with the applicant and include the appropriate finding(s) supporting the amount in their decision.)*

Law Enforcement

8. The Ravalli County Sheriff's Office provides law enforcement services to this area. (Application)
9. Notification letters were sent to the Ravalli County Sheriff's Office requesting comments on August 15, 2007 and October 29, 2007, but no comments have been received from the Sheriff's Office. (Subdivision File)
10. This proposed subdivision is located 9 miles from the Sheriff dispatch. (Application)
11. The applicant is proposing to contribute \$250 per lot for each lot in the subdivision to the Sherriff's Office prior to final plat approval. (Exhibit A-7)
12. *To mitigate impacts on law enforcement, the subdivider shall submit an (amount) per-lot contribution to the Ravalli County Treasurer's Office to be deposited into account for the Sheriff's Office prior to final plat approval. (Condition 8)*

Emergency Services

13. Ambulance services will be provided by Marcus Daly Memorial Hospital EMS Dept. Marcus Daly was contacted but no comments have been received to date. (Application)
14. *To mitigate impacts on emergency services, the subdivider shall meet the following conditions and requirement:*
 - *The applicant shall provide evidence with the final plat submittal that they have applied for County-issued addresses for each lot within this subdivision. (Condition 4)*
 - *A road name sign shall be installed for South Camas Lane. (Requirement 19)*

Water and Wastewater Districts

15. Individual wells and wastewater treatment systems are proposed to serve the lots. The property is not near any municipal water or wastewater systems. (Application)

Solid Waste Services

16. Bitterroot Disposal provides service to this site. (Application)
17. Notification letters were sent to Bitterroot Disposal requesting comments on August 15, 2007 and October 29, 2007, but no comments have been received. (Subdivision File)

Utilities

18. The proposed subdivision will be served by Northwestern Energy and Qwest Communications. Utility companies have been notified of the proposed subdivision. (Application)
19. Notification letters were sent to both utility companies requesting comments on August 15, 2007 and October 29, 2007, but no comments have been received by either company. (Subdivision File)
20. *The following requirements will mitigate impacts of the subdivision on local utilities:*
- *Existing and proposed utility easements shall be shown on the final plat. (Final Plat Requirement 2)*
 - *The applicant shall submit utility availability certifications from Northwestern Energy and Qwest Communications prior to final plat approval. (Final Plat Requirement 13)*

Roads

21. There are two proposed single family residential lots within this subdivision. It is estimated at build-out that this subdivision will generate a total of 8 additional vehicular trips per day, assuming 8 trips per day per single-family dwelling. (Application)
22. Camas Creek Loop, a County-maintained road, and South Camas Lane, a privately-maintained road, provide access to the subdivision from US Highway 93. (Exhibit A RCSR, Application)
23. There is a proposed road maintenance agreement for South Camas Lane included in the application. (Application)
24. A stop sign is proposed on South Camas Creek at its intersection with Camas Creek Loop. (Plat)
25. *To mitigate impacts on the roads leading to the subdivision, the following conditions and requirements shall be met:*
- *The applicant shall pay the pro rata share of the cost to improve the portion of Camas Creek Loop leading to the subdivision to meet County standards prior to final plat approval. (Final Plat Requirement 20)*
 - *A copy of the General Discharge Permit for Stormwater Associated with Construction Activity from DEQ shall be submitted prior to final plat approval, if applicable. (Final Plat Requirement 10)*
 - *Final approval from the Ravalli County Road and Bridge Department that the South Camas Lane was constructed to meet County standards. This packet shall include final road plans and grading and storm water drainage plan, a road certification for South Camas Lane, and a final letter of*

approval from the Ravalli County Road and Bridge Department. (Final Plat Requirements 1, 12, and 19)

- *Prior to final plat approval, the subdivider shall submit a copy of the recorded 60-foot wide public road and utility easement for the entire length of South Camas Lane leading to the subdivision (Document #590980 or an updated easement document) (Final Plat Requirement 21 and Prerequisite to Approval B)*
- *A road maintenance agreement shall be signed, notarized, and submitted for South Camas Lane. (Requirement 14)*
- *A notification of the road maintenance agreement for South Camas Creek Loop shall be included in the notifications document filed with the final plat. (Condition 1)*
- *The Road Maintenance Agreement for the internal subdivision road(s) shall state that other parcels that may have beneficial use of the internal subdivision road(s) shall be allowed to join as members of the agreement without the consent of the current members. (Condition 12)*
- *Lots 5A-1, 6A, and 9 of Charlos Townsite, Block 22, which are owned by the applicant, shall be party to the road maintenance agreement. (Condition 13)*
- *The easement for South Camas Lane shall be labeled as a 60-foot wide public road and utility easement on the final plat. (Condition 11)*
- *To mitigate potential impacts of this subdivision on any possible future public water, sewer system, or improvements to the road system, the RSID/SID waiver filed with the final plat shall address these services/facilities. (Conditions 2 and 3)*
- *The stop sign shall be installed prior to final plat approval. (Requirement 19)*

Conclusion of Law:

With the mitigating conditions of approval and requirements of final plat approval, impacts of the subdivision on local services will be reduced.

CRITERION 4: EFFECTS ON NATURAL ENVIRONMENT

Findings of Fact:

Air Quality

1. This proposed subdivision would add one new home to an area of existing low density development between the Town of Darby and City of Hamilton. The subject parcel is currently predominately surrounded by residential and commercial uses. (2004 Aerial Photograph and Site Visit 7/10/07)
2. This parcel is relatively flat with slopes less than 2% across the property. (Application)
3. In an email dated January 10, 2007, the Montana Department of Environmental Quality (DEQ) identified the Hamilton and Missoula areas as communities with a high probability of failing to meet the recently revised National Ambient Air Quality Standards for particulate matter. Sources of

particulate from this subdivision could be vehicles, and/or wood-burning stoves. (Exhibit A-4)

4. *To mitigate impacts on the natural environment, a recommendation for EPA-certified wood stoves shall be included in the covenants. (Condition 2)*

Water Quality

5. The applicants are proposing individual wells and wastewater facilities. The applicants submitted water and sanitation information per MCA 76-3-622. The Ravalli County Environmental Health Department provided documentation indicating that they have received adequate information for local subdivision review to occur. (Application, MCA 76-3-622)
6. *The applicant is required to submit a DEQ Certificate of Subdivision Approval prior to final approval. (Final Plat Requirement 9)*

Light Pollution

7. The addition of homes in an area that currently has lower density development has the potential to increase light pollution. Sky glow, glare, light trespass into neighbor's homes, and energy waste are some of the components of light pollution. (International Dark Sky Association)
8. *To mitigate the impacts of light pollution stemming from new construction, the protective covenants shall include a provision recommending full cut-off lighting on new construction. (Condition 2)*

Vegetation

9. The applicants submitted a Ravalli County Subdivision Noxious Weed Evaluation Form that stated ox-eyed daisy and tall buttercup were scattered on the property. The subdivider has proposed a provision in the covenants that the owners of each lot control noxious weeds. (Application)
10. Any person proposing a development that needs state or local approval and that results in the potential for noxious weed infestation within a weed district shall notify the weed board at least 15 days prior to activity. Consequently, 15 days prior to activities requiring a revegetation plan, such as road construction, a plan shall be submitted to the weed board for approval by the board. (MCA 7-22-2152)
11. The Montana Natural Heritage Program found that there were no plant species of concern within the same sections as the subject property (Application).
12. *To mitigate impacts on natural environment, a noxious weed control provision shall be included in the protective covenants filed with the final plat for this subdivision. (Condition 2)*

Natural Features

13. The west boundary of the property borders Hayes Creek, which drains an area less than 15 square miles and does not require a floodplain analysis. (RC GIS Data)
14. The applicant has proposed a 25-foot no-build/alteration zone from the west property boundary to protect Hayes Creek. (Plat)

15. *To mitigate impacts on the natural environment, the following conditions shall be met:*

- *A notification regarding the proximity of Hayes Creek to the subdivision shall be included in the notifications document. (Condition 1)*
- *A notification of the no-build/alteration zone shall be included in the notifications document filed with the final plat. (Conditions 1)*

Historical/Archeological Sites

16. The application states that there are no known sites of historical significance on the property.

17. *To ensure that any possible historical sites are preserved, the following statement shall be shown on the final plat: "If any archaeological, historic, or paleontological sites are discovered during road, utility, or building construction, all work will cease and the State Historic Preservation Office shall be contacted to determine if the find constitutes a cultural resource and if any mitigation or curation is appropriate". (Condition 15)*

Conclusion of Law:

Impacts from this subdivision on the natural environment will be reduced with the mitigating conditions and requirements of final plat approval.

CRITERION 5: EFFECTS ON WILDLIFE & WILDLIFE HABITAT

Findings of Fact:

Wildlife

1. In a letter received August 29, 2007, FWP stated that this property has a high likelihood of human/wildlife conflict and recommended including "living with wildlife" covenants. (Exhibit A-1),
2. The property is not located within big-game winter range. (FWP)
3. According to the Montana Natural Heritage Program, the Westslope Cutthroat Trout, Olive-sided Flycatcher, and Canada Lynx were identified as species of concern as they have been known to exist in the same section as the proposal. (Application)
4. The subdivider requested and received a waiver from the requirement to submit a sensitive species report because of lack of habitat on the property for all species. (Subdivision File)
5. *To mitigate impacts on wildlife, the following conditions shall be met:*
 - *The covenants shall include a living with wildlife section and provisions notifying landowners of the potential for noise resulting from waterfowl hunting occurring near the Bitterroot River. (Condition 2)*
 - *The protective covenants shall include a provision recommending full cut-off lighting on new construction. (Condition 2)*

Wildlife Habitat

6. The west boundary of the property borders Hayes Creek and the riparian areas associated with the creek. (Plat)
7. Within this subdivision there is a proposed 25-foot no-build/alteration zone located on Lots 7A-1A and Lots 7A-1B, as shown on the preliminary plat, to restrict building in areas close to Hayes Creek and the associated riparian vegetation. (Plat)

8. *To mitigate impacts on wildlife habitat, the following conditions shall be met:*
- *A notification regarding the proximity of Hayes Creek to the subdivision shall be included in the notifications document. (Condition 1)*
 - *A notification of the no-build/alteration zone shall be included in the notifications document filed with the final plat. (Condition 1)*

Conclusion of Law:

With the mitigating conditions of approval and requirements of final plat approval, impacts on Wildlife & Wildlife Habitat will be reduced.

CRITERION 6: EFFECTS ON PUBLIC HEALTH & SAFETY

Findings of Fact:

Traffic Safety

1. Access is proposed off Camas Creek Loop to South Camas Lane from US Highway 93. (Application)
2. *The requirements and conditions listed under Roads in Criterion 3 (Effects on Local Services) will mitigate the impacts of the subdivision on traffic safety.*

Emergency Vehicle Access and Response Time

3. The proposed subdivision will be served by the Hamilton Rural Fire District, the Ravalli County Sheriff's Office, and Marcus Daly Memorial Hospital EMS Department. (Application)
4. *The requirements and conditions listed under Fire District, Law Enforcement, Emergency Services, and Roads in Criterion 3 (Effects on Local Services) will mitigate the impacts of the subdivision on emergency vehicle access and response time.*

Water and Wastewater

5. The applicants are proposing individual wells and wastewater facilities. The applicants submitted water and sanitation information per MCA 76-3-622. The Ravalli County Environmental Health Department provided documentation indicating that they have received adequate information for local subdivision review to occur. (Application)
6. *The applicant is required to submit a DEQ Certificate of Subdivision Approval prior to final approval. (Final Plat Requirement 9)*

Natural and Man-Made Hazards

7. According to a document titled "Radon and You, Promoting Public Awareness of Radon in Montana's Air and Ground Water" published by DEQ and the Montana Bureau of Mines and Geology, there is a high potential for radon in Ravalli County. (DEQ)
8. The preliminary plat and soils map indicate that the subdivision may have soils rated as "Very Limited" for road and building construction. To educate property owners and to mitigate potential impacts of this subdivision on Public Health & Safety, a notification of the potential for Very Limited soils shall be included in the notifications document filed with the final plat. A reduced plat showing the approximate locations of soils rated as Very Limited for roads

- and building construction and descriptions of the soils in question shall be attached to the notifications document as an exhibit. (Plat, Application)
9. The west boundary of the property borders Hayes Creek and the riparian areas associated with the creek. (Plat)
 10. Within this subdivision there is a proposed 25-foot no-build/alteration zone located on Lots 7A-1A and Lots 7A-1B, as shown on the preliminary plat, to restrict building in areas close to Hayes Creek and the associated riparian vegetation. (Plat)
 11. Lot 7A-1A currently has a barrow pit that was created for the construction of South Camas Lane. This open pit presents a danger to the public health and safety of the areas residents, especially small children. (Plat, Application)
 12. *To mitigate impacts on the public's health and safety, the following conditions shall be met:*
 - *The notifications to future landowners shall include a statement regarding Very Limited soils on the property. (Condition 1)*
 - *The covenants shall include a statement regarding radon exposure. (Condition 2)*
 - *The protective covenants shall include a provision recommending full cut-off lighting on new construction. (Condition 2)*
 - *A notification regarding the proximity of Hayes Creek to the subdivision shall be included in the notifications document. (Condition 1)*
 - *A notification of the no-build/alteration zone shall be included in the notifications document filed with the final plat. (Condition 1)*
 - *The barrow pit located on Lot 7A-1A shall be fenced as shown on the preliminary plat prior to final plat approval. (Condition 14)*

Conclusion of Law:

The mitigating conditions and requirements of final plat approval will address impacts on Public Health & Safety.

Commissioner Grandstaff requested public comment.

Chris Cobb-Taggart stated there is one existing home, and they agree staff.

Commissioner Grandstaff requested any further public comment, hearing none. She then closed public comment and opened Board deliberation.

CRITERION 1: EFFECTS ON AGRICULTURE

Commissioner Grandstaff stated there was prior hay harvesting on the lot therefore requested a donation to the Open Lands Program.

CRITERION 2: EFFECTS ON AGRICULTURAL WATER USER FACILITIES

Chris stated there will have to be a well and a septic installed. Commissioner Grandstaff asked if they had the permits. Chris replied yes.

CRITERION 3: EFFECTS ON LOCAL SERVICES

Commissioner Grandstaff stated there was an offer of \$500 per lot to the Fire District, \$250 per lot to the School District and \$250 per lot to Public Health and Safety. She also discussed the impacts on county services and requested a contribution of \$200. Commissioner Grandstaff requested \$1,600 per lot for the School District.

CRITERION 4: EFFECTS ON THE NATURAL ENVIRONMENT

Commissioner Driscoll stated she would like to discuss air quality. Commissioner Grandstaff requested wood stoves not be used as a primary heat source. Commissioner Driscoll requested notification of noise.

CRITERION 5: EFFECTS ON WILDLIFE AND WILDLIFE HABITAT

Commissioner Grandstaff stated there is nothing to mitigate.

CRITERION 6: EFFECTS ON PUBLIC HEALTH AND SAFETY

Commissioner Grandstaff asked if they would be constructing a raised mound drainfield. Todd replied yes.

Commissioner Grandstaff requested any offers of mitigation.

Chris replied for the Open Lands request, there is no impact on either lots, therefore their contribution will be nothing. For the schools, they will offer up to \$500 per lot. They would like to pay \$250 per lot now and then \$250 at first conveyance. This will be the same for Public Health & Safety, and the Fire District.

The Commissioners concurred all six criterion were sufficiently mitigated.

Commissioner Chilcott made a motion to approve Charlos Townsite, Block 22, Lot 7A-1, AP Minor Subdivision based on the findings of fact and conclusions of law in the staff report and subject to the conditions in the staff report including mitigation here today being \$500 per new lot for School District contribution payable \$250 now and \$250 upon first conveyance with CPI, \$500 per new lot for Public Health and Safety contribution payable \$250 now and \$250 upon first conveyance with CPI, and \$500 per new lot for the Fire District payable \$500 payable at final plat approval, and wood stoves not be used as primary heat source. Commissioner Driscoll seconded the motion, all voted 'aye'.

**COMPREHENSIVE PLANNING ENHANCEMENT PROGRAM
PRIORITIES DISCUSSION
NOVEMBER 13, 2007**

COUNTYWIDE ZONING – BASELINE ZONING (PHASE 1)

Original proposal: This component has always been intended to be the top priority project and the original timeline reflects this in that this project was due to be completed before all others.

Timeline:

- July 2008 – Initiate enhanced project
- November 2008 – Final adoption

Total enhanced funding request: \$190,000

Current status:

Timeline: No change anticipated in overall timeline.

Total enhanced funding request: Assuming that we receive \$100,000 from Brainerd Foundation next fiscal year, funding request is in the “ball park”.

COUNTYWIDE ZONING – STREAMSIDE SETBACKS (PHASE 2)

Original proposal (assuming that funding was available, which it was not):

Timeline:

- July 2007 – Initiate project (due to creation of Streamside Setback Committee)
- November 2008 - Draft streamside setback measures
- July 2009 - Final adoption

Total enhanced funding request: \$37,500

Current status (still no additional funding available):

Changes to Timeline based on recent events:

- October 2007 – GIS analysis for Countywide Zoning project expanded to have better applicability for streamside setbacks – analysis due to be completed in January 2008
- Limited work has been done regarding original components of proposal including setting project goals, developing a work plan and creating a public involvement plan.
- Streamside Setback Committee proceeded on the following tasks as advised by BCC:
 - September 2007 –Initial interim zoning proposal
 - Fall 2007 - Continued work on interim zoning proposal and determination of the emergency or basis for interim or permanent zoning measures
 - July 2008 - Draft streamside setback measures (“permanent” zoning proposal)

DEVELOP OPEN LANDS PROGRAM

Original proposal (assuming that funding was available, which it was not):

Timeline:

- September 2007 – Initiate project (final work on Open Lands Bond guidelines/application requirements/review procedures was anticipated to be completed in fall 2007)
- September 2008 - Draft open lands plan complete
- July 2009 - Final adoption

Total enhanced funding request: \$60,000

Current status (still no additional funding available):

- No work completed towards development of an open lands plan due to lack of enhanced funding, focus has been on getting program in place for review of Open Lands Projects to be funded by the Open Lands Bond
- October 2007 – GIS analysis for Countywide Zoning project expanded to have better applicability for open lands planning – analysis due to be completed in January 2008

UPDATE AND MODERNIZE SUBDIVISION REGULATIONS

Original proposal (assuming funding is available at the time of project initiation):

Timeline:

- June 2008 - Start project
- January 2009 - Draft revisions completed
- July 2009 - Regulations adopted

Total enhanced funding request: \$50,000

Current status (no additional funding available, yet): No change



PLANNING DEPARTMENT
215 SOUTH 4TH STREET, SUITE F
HAMILTON, MT 59840
PHONE 406.375.6530
FAX 406.375.6531
khughes@ravallcounty.mt.gov

OG-07-11-1152

**RAVALLI COUNTY COMPREHENSIVE PLANNING ENHANCEMENT PROJECT (CPEP)
PROGRESS REPORT – NARRATIVE & TIMELINE (ATTACHED)
NOVEMBER 2007**

The focus of this month has been to establish the contract for the planning consultant, figure out what the next steps are for moving forward with developing zoning maps, and to get each local community planning committee (CPC) up and running.

The County Commissioners had originally scheduled a meeting on November 5th, to review planning program priorities, which was postponed. The Oversight Committee and County Commissioners are meeting this month to discuss CPEP priorities, which will then be followed by a general meeting between the Planning Department and the Commissioners regarding overall planning program priorities.

COUNTYWIDE ZONING PHASE 1 – BASELINE ZONING

Project Management/Technical Assistance

Key milestones

Planning staff has been working with the consulting team (Clarion Associates in association with the University of Montana Public Policy and Research Institute) to develop a work plan. As part of completing this task the consulting team has been evaluating our work plan and timeline and providing recommended changes. Significant components of the work plan include the proposal for how to move forward with drafting revisions to the zoning regulations and how to involve the CPCs in developing the zoning maps. A draft work plan is in circulation to the Commissioners, Planning Board and the consultant screening committee, while the consulting team develops a budget. We hope the package can be adopted by the beginning of next week.

A new timeline will be developed by next month to reflect changes to the work plan as agreed to by the consulting team and the County, in accordance with the contract.

Key shifts in timeline

None noted.

Data Gathering and GIS analysis

Key milestones

Staff is developing different sets of maps for each CPC that include various combinations of data layers upon request for each CPC.

In October, thanks in part to additional available funding through CPEP, Ravalli County signed an updated contract with DTM Consulting, Inc. for an additional \$15,635 (\$14,980 already secured in original contract and funded through a Community Development Block Grant) and signed a contract with Geum Environmental Consulting, Inc. for \$10,450. This expanded data analysis project and funding will support the baseline zoning project (Phase 1 of Countywide Zoning), streamside setbacks, and the Open Lands Program.

The Ravalli County Planning Department, DTM Consulting, Inc., and Geum Environmental Consulting, Inc. are all working on the sub-models. Below is an update on work to be accomplished for each model in November.

- **Existing Infrastructure Sub-model (Planning Department):** The Planning Department met with the City of Hamilton to obtain the City's existing infrastructure data. HDR Engineering out of Missoula has sent the data in GIS format. The Planning Department is in the process of arranging meetings with the other incorporated cities of the County. The next step is to define the criteria that will define land suitability for development based on existing infrastructure.
- **Public Health and Safety Sub-model (DTM):** A preliminary wildfire risk layer has been completed. DTM has been working with the Ravalli County Floodplain Administrator to determine the best way to use the floodplain data in the model. Hydric soils were extracted from the SSURGO soils data. DTM is reviewing the Ravalli County Pre-Disaster Mitigation Plan for any useful guidance.
- **Wildlife Sub-model (Geum):** Geum is working on the criteria to define important wildlife habitat.
- **Water Resources Sub-model (Geum):** Geum is working on the criteria to define important water resources.
- **Working Lands Sub-model (Geum):** Geum will be meeting with the local NRCS to determine how to best map important agricultural soils.
- **Open Lands Sub-model (Geum):** Geum is working on the criteria to define important open lands.

In December, the Planning Department and Geum Consulting, Inc. will forward the data and criteria for the Existing Infrastructure, Wildlife, Water Resources, Working Lands, and Open Lands sub-models to DTM Consulting, Inc. to be incorporated into grid-based sub-models. DTM Consulting, Inc. will create a grid from the Public Health and Safety Sub-model.

At this point, it seems most logical to follow the weighting methodology outlined in the Land Suitability Analysis User Guide created by the North Carolina Center for GIS Information and Analysis. Grids resulting from each sub-model will have values (from -1 to +1) based on development suitability. For example, cells in the resulting grid from the Wildlife Sub-model will have values of -1, meaning that the cell has a high value for wildlife (low suitability for development), or +1, meaning that the cell has a low value for wildlife (high suitability for development). DTM Consulting, Inc. will compile all the sub-model grids into the final model, which will summarize all the values of overlain cells.

- The Planning Department will overlay the results of the GIS Land Suitability Analysis on the base layer maps already created for each school district.
- The results of the GIS Land Suitability Analysis will be presented to the public and comments collected.

In January 2008, the GIS Land Suitability Analysis will be modified based on public comments and the final analysis completed.

Key shifts in timeline

We have expanded the time period during which we will create base maps for each CPC, to allow for them to request maps showing different combinations of data layers. This is in part because of our need to be responsive to the CPCs; some CPCs started requesting this information immediately and others are not yet ready for it. This task is now expected to continue at least until the GIS Land Suitability Analysis is complete, and perhaps later, depending on the needs of the CPCs.

Public Outreach and Engagement

Key milestones

Staff updated the Public Involvement Plan (PIP) for this project to reflect changes to the project since its original drafting in Spring 2007. The revised PIP was then provided to the consulting team for use in development of a work plan. A formal update will be completed and presented to the Planning Board and Commissioners once the contract/work plan with the consulting team has been finalized.

Staff completed the CPC reference manual and has been distributing it since the CPC workshops held in October. With the assistance of the Sonoran Institute and as part of CPC workshops, a set of CPC ground rules were developed that identifies roles and responsibilities of all parties involved in this project. This document has been widely circulated and in the next two months we hope for all involved parties to agree to abide by the ground rules.

Staff is preparing for an introductory series of meetings regarding the GIS Land Suitability Analysis. Topics likely to be covered include a review of existing data, discussion about what data is critical to this process, basic map reading, what is GIS and how can it serve as a planning tool, what is the GIS Land Suitability Analysis and how can it be used. This will serve as an introduction to more detailed presentations/workshops about the outcomes of the GIS Land Suitability Analysis.

Key shifts in timeline

None noted.

COUNTYWIDE ZONING PHASE 2 – STREAMSIDE SETBACKS

The Streamside Setback Committee delivered an interim zoning proposal to the BCC by September 7th and has continued to update this proposal based on public comment. They are also moving forward with their task of developing a long term zoning proposal.

The Commissioners met on September 20th to discuss what the next steps are for the interim zoning proposal. They agreed to meet again to discuss the following items (in order):

1. The relative priority of the draft interim zoning proposal amongst other Planning Department priorities (both in terms of short and long term workload).
2. The specific nature of the emergency.
3. Give general feedback on the content and scope of the current proposal (in light of items 1 and 2).

This follow-up meeting was scheduled for November 5th. This meeting has been postponed and other meetings regarding priorities are moving forward.

The search continues for additional funding to support the LiDAR mapping project, which would provide additional data for any streamside setback proposal, as well as other aspects of planning including zoning, development review, and floodplain management.

OPEN LANDS PROGRAM

The Open Lands Board forwarded their recommended guidelines and application/review requirements for Open Lands Projects to the Commissioners. The Commissioners have agreed to the guidelines and the application/review requirements. The Open Lands Board and the Commissioners have been advised by legal counsel that they need to adopt a resolution to establish the open lands bond program as a formal program and are in the process of completing this task. The County is completing the necessary arrangements to have funding available for projects.

UPDATE AND MODERNIZE SUBDIVISION REGULATIONS

This project has always been projected to start later than the other projects listed above and as such it has been considered a lower priority for funding than the baseline countywide zoning project. It has always been intended that work on new development regulations should happen in a manner that is complementary to the baseline zoning regulations. The County included this possibility in the Request for Qualifications process utilized to secure a planning consultant.

Authorities for PWSs

Montana Code	Authority Granted
7-1-4123 MCA	A municipality has the legislative power to adopt ordinances or resolutions to secure and promote the general public health and welfare.
7-4-4306 MCA	The mayor may exercise such power vested by ordinance to adopt health ordinances and regulations in all places within 5 miles of the city.
7-13-2248 MCA	Any county water district may lease or purchase water for purposes necessary for pollution abatement and may commence proceedings to prevent interference with groundwater within the district.
7-13-4402 MCA	The city or town has the power to carry out means for securing a supply of water.
7-13-4406 MCA	Cities and towns can enact and enforce sanitary ordinances and regulations and preserve the purity of their water supplies.
7-21-4204 MCA	The city or town has the power, within the city or town limits, to regulate and enforce health and fire codes and to regulate and enforce health and fire codes in public buildings and other buildings and structures.
7-33-4205 MCA	The city or town has the power to regulate and enforce health and fire codes and to regulate and enforce health and fire codes in public buildings and other buildings and structures.
7-5-6-120 MCA	The governing body of the county in which a water body is located may regulate conditions that threaten water quality.
93-2-306 MCA	DNRC may restrict groundwater withdrawal for use in a water body if the withdrawal is likely to cause a significant adverse effect on the public health, safety, or the environment.
93-7-10 MCA	Local fire codes may be adopted by the governing body of a city or town and may be enforced by the governing body of a city or town.

ACTIVITY Notes: Highlighted x's denote major benchmark or product. * Process may change dependent on input from Planning Consultant. **Activity is dependent on additional funding. Progress is not likely to be made until additional funding is obtained.	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	
COUNTYWIDE ZONING PHASE 1 - BASELINE ZONING																																			
PROJECT MANAGEMENT/TECHNICAL ASSISTANCE																																			
Work Plan																																			
Presentation of proposed work plan			x																																
Planning Board recommends adoption of work plan			x																																
BCC adopts initial work plan (Benchmark/Product - Initial work plan)			x																																
Identify and contract with a Planning Consultant to manage the Countywide Zoning Project and provide technical assistance (Benchmark/Product - RFQ issued, RFP issued, Contract signed)										x	x	x	x																						
Planning Consultant evaluates program and integrates into project management/technical assistance role													x	x																					
Evaluation report and recommendations for revisions of project components (public outreach plan, draft regulations, data analysis, public engagement in creation of zoning map) from planning consultant (Benchmark/Product - Report)														x	x																				
Review and revision of work plan/timeline in accordance with current conditions or input (such as from PPRI evaluation & and advice from Planning Consultant) - (Benchmark/Product: revised work plan produced quarterly)						x			x		x				x			x						x											
Develop zoning program administration materials and training (Benchmark/Product - Zoning administration materials and training)																								x	x										
Create zoning regulations/resolution																																			
Develop preliminary draft resolution/regulations	x	x	x	x																															
Finish preliminary revisions to 1st draft (district standards, matrix, definitions) and review, as well as PUD standards and Growth Policy amendments					x	x	x																												
Complete streamlined draft zoning resolution/regulations and cluster development standards							x	x																											
Review complete streamlined draft of zoning resolution/regulations, cluster development standards, etc.								x																											

ACTIVITY Notes: Highlighted x's denote major benchmark or product. * Process may change dependent on input from Planning Consultant. **Activity is dependent on additional funding. Progress is not likely to be made until additional funding is obtained.	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09
Finalize public review draft of zoning resolution/regulations and GP amendments, present at initial public meetings (Benchmark/Product - public draft of zoning regulations and GP amendments)							x																											
DATA GATHERING AND GIS ANALYSIS																																		
Create data inventory and outline project (methodology, key players, budget)				x	x	x																												
Issue GIS Request for Proposals and select consultant (Benchmark/Product - GIS RFP issued and consultant selected)						x																												
Identify a virtual technical advisory committee for the data analysis project						x	x																											
Collect and process data sets							x	x	x																									
Create set of base maps (Benchmark/Product - base maps for each planning area) (new task)										x	x	x																						
Identify and design sub-models with consultant (increased involvement of local agencies, scientists, and experts) (new task)										x	x	x																						
Run final data analysis model (will incorporate sub-models) and display results													x																					
Hold public meetings about data collection and analysis - description of available data, data gaps, general methodology behind the analysis, basic map literacy (Third set general public meetings - see above. Benchmark/Product - Land suitability analysis meetings held.) (revised task)														x																				
Modify and present final land capability and suitability analysis (Benchmark/Product - Final land capability and suitability analysis)															x																			
PUBLIC OUTREACH AND ENGAGEMENT																																		
Public Involvement Plan																																		
Develop initial ideas for public involvement plan				x	x	x	x																											
Work with PPRI to determine best role for public process consultant, develop agreement for initial assistance to the County				x	x	x																												

ACTIVITY Notes: Highlighted x's denote major benchmark or product. * Process may change dependent on input from Planning Consultant. **Activity is dependent on additional funding. Progress is not likely to be made until additional funding is obtained.	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	
PPRI to interview key interested parties in the Countywide zoning project, summarize findings and make recommendations for changes to the work plan and public involvement plan (Benchmark/Product - PPRI report issued to County)						x	x	x																											
Determine additional need for public involvement consultant and either arrange agreement for additional services through PPRI or issue Request for Proposals								x	x																										
Determine role of CPCs, develop CPC reference manual, composition of membership, goals for outreach/public engagement, and needs for technical support					x	x	x																												
Development of final CPC reference manual with input from Sonoran Institute and PPRI (new task and benchmark/product - final CPC reference manual)												x																							
Initial CPC start-up and development (Benchmark/Product - CPCs established for each planning area)									x	x	x																								
Finalize public involvement plan (Benchmark/Product - Public Involvement Plan endorsed by Planning Board and BCC)							x																												
Update public involvement plan with input from consultants, e.g. PPRI, Sonoran, planning consultant to be selected (new task)												x			x																				
Initial Public Outreach																																			
Hold initial rounds of general public meetings and workshops																																			
General public meetings (3 total) - zoning project work plan overview (Benchmark/Product - Initial meetings)				x	x																														
General public meetings - Growth and Change in the Bitterroot Valley (2 total) with guest speaker Larry Swanson and staff providing an overview of the zoning project and upcoming events (Benchmark/Product - meetings held) (New task)										x																									
General public meetings - Topic: "Nuts and Bolts" of zoning and community planning committees (Benchmark/Product - meetings held, 7 total -one in each planning area)										x	x																								
Follow-up workshops																																			

ACTIVITY Notes: Highlighted x's denote major benchmark or product. * Process may change dependent on input from Planning Consultant. **Activity is dependent on additional funding. Progress is not likely to be made until additional funding is obtained.	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09			
Community Planning Committee workshops (Benchmark/Product - CPC workshops held, 7 total, one in each planning area)										x	x	x	x																								
Zoning Question and Answer sessions (Benchmark/Product - zoning workshops held, 7 total, one in each planning area - at the request of the CPC)											x	x	x																								
Third set of general public meetings - land capability and suitability analysis - review data, analyze what data is critical to decision making in different planning areas (Benchmark/product -land suitability analysis meetings held 7 total - one in each planning area)											x	x	x	x																							
General Publicity/Public Outreach																																					
Project Display Booth - Ravalli County Fair, Apple Days (can be updated for future community events as more information is available (Benchmark/Product - booth created and on display at community events)											x	x																									
Issue countywide planning program newsletter (Benchmark/Product - newsletter mailings - this item would start under the countywide zoning project, but would support outreach efforts for streamside setbacks, open lands, updating and modernizing subdivision regulations, as well as other countywide planning activities)*																																					
Public Engagement to Create Zoning Map																																					
Planning consultant to operate trial project(s) with Planning Dept, Planning Bd and some members from each CPC to develop zoning map (Benchmark/Product - Methodology for developing zoning maps established.)**											x	x	x	x																							
Develop zoning maps with public in each planning area - countywide (Benchmark/Product - draft zoning maps completed for each planning area.)**														x	x	x	x	x	x																		
Formal Public Adoption Process																																					
Reconsider interim zoning (Benchmark/Product - decision regarding extension of interim zoning)												x	x																								
Publish public review draft zoning resolution/regulations and zoning map (Benchmark/Product - final draft zoning map and regulations complete.)*																	x	x	x	x																	
Convene public hearings																					x	x															
Complete revisions																							x	x													

ACTIVITY Notes: Highlighted x's denote major benchmark or product. * Process may change dependent on input from Planning Consultant. **Activity is dependent on additional funding. Progress is not likely to be made until additional funding is obtained.	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09
Convene subsequent public hearings																								x	x									
Adoption by BCC (Benchmark/Product - Zoning map and regulations adopted)																									x									

ACTIVITY Notes: Highlighted x's denote major benchmark or product. * Process may change dependent on input from Planning Consultant. **Activity is dependent on additional funding. Progress is not likely to be made until additional funding is obtained.	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09			
COUNTYWIDE ZONING PHASE 2 - STREAMSIDE SETBACKS**																																					
PROJECT MANAGEMENT/TECHNICAL ASSISTANCE																																					
Streamside setback committee created and members selected								x																													
Interim Zoning Proposal (new task)																																					
Concerns about potential emergency and need for interim regulations discussed by BCC (new task)																																					
Letter from BCC directing Streamside Setback Committee to provide interim zoning proposal by September 7, 2007 and permanent zoning proposal by July 2008 (new task)																																					
Emergency identified and proposed regulations addressing the emergency proposed (Benchmark/Product - draft interim zoning regulations) (new task)											x																										
Review of interim zoning proposal (planning staff, Planning Board, other interested agencies, legal counsel) and preparation of final public review draft (Benchmark/Product - draft interim zoning regulations) (new task)												x	x																								
Formal consideration of interim zoning proposal by BCC (Benchmark/Product - action on interim zoning regulations) (new task)													x	x																							
Permanent Zoning Proposal																																					
Work plan for committee and streamside setback program developed														x																							
Planning consultant who will help provide technical assistance identified through RFQ/RFP process (same consultant as for baseline countywide zoning)**																																					
Goals for streamside setbacks project identified														x																							
DATA GATHERING AND GIS ANALYSIS																																					
Plan for enhanced GIS data analysis for streamside setbacks project complete**										x	x	x																									
Streamside setbacks GIS data analysis complete**																																					

ACTIVITY Notes: Highlighted x's denote major benchmark or product. * Process may change dependent on input from Planning Consultant. **Activity is dependent on additional funding. Progress is not likely to be made until additional funding is obtained.	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09			
PUBLIC OUTREACH AND ENGAGEMENT																																					
Public outreach plan completed (awaiting input from SSC under new timeline)																																					
Streamside setback options identified and discussed in public meetings (awaiting input from SSC under new timeline)																																					
Recommended streamside setback measures proposed by streamside setback committee (may include regulatory and non-regulatory elements) (awaiting input from SSC under new timeline)																																					
Public outreach and workshops held (awaiting input from SSC under new timeline)																																					
Streamside setback proposal completed by SSC																							x														
Streamside setback measures adopted																													x								

ACTIVITY Notes: Highlighted x's denote major benchmark or product. * Process may change dependent on input from Planning Consultant. **Activity is dependent on additional funding. Progress is not likely to be made until additional funding is obtained.	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09			
OPEN LANDS PROGRAM**																																					
PROJECT MANAGEMENT/TECHNICAL ASSISTANCE																																					
Program coordinator in place **											x																										
Two-year work program for Open Lands Board and coordinator adopted														x																							
Open lands plan goals and objectives identified and discussed in public meetings**																																					
Open lands plan developed**																																					
Review of open lands bond application and criteria against Open Lands Plan completed and adjustments, if necessary, adopted**																																					
Strategic plan for future open lands bond initiatives in place**																																	x				
DATA GATHERING AND GIS ANALYSIS																																					
Plan for enhanced GIS data analysis to support Open Lands plan complete											x	x																									
Open lands plan GIS data analysis complete																x																					
PUBLIC OUTREACH AND ENGAGEMENT																																					
Public outreach plan created**																																					
Public outreach materials completed**																																					
Public outreach meetings/workshops completed**																																					
Open lands plan adopted**																																					

ACTIVITY Notes: Highlighted x's denote major benchmark or product. * Process may change dependent on input from Planning Consultant. **Activity is dependent on additional funding. Progress is not likely to be made until additional funding is obtained.	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09			
UPDATE AND MODERNIZE SUBDIVISION REGULATIONS**																																					
PROJECT MANAGEMENT/TECHNICAL ASSISTANCE																																					
Scope of work established																					x																
RFQ/RFP process completed and consultant identified																					x																
Work plan developed																						x															
Evaluation of current regulations complete with recommendations for changes - Presentation in public meetings																								x													
Draft regulation revisions completed																											x										
Workshops and other public involvement activities completed																															x						
Regulations revised and new draft completed																																x					
Regulations adopted																																		x			
Administrative materials complete and implementation workshops held with staff and																																		x			